

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
August 19, 2015**

1880 Pine, located at 1880 Pine Street in San Francisco, CA, requested and is being recommended for a reservation of \$1,221,536 in annual federal tax credits to finance the acquisition and rehabilitation of 111 units of housing serving seniors with rents affordable to households earning 50% of area median income (AMI). The project will be developed by Mercy Housing California and will be located in Senate District 11 and Assembly District 19.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract and HUD (RAD) Project-based Vouchers.

Project Number CA-15-876

Project Name 1880 Pine
Site Address: 1880 Pine Street
San Francisco, CA 94109 County: San Francisco
Census Tract: 152.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,221,536	\$0
Recommended:	\$1,221,536	\$0

Applicant Information

Applicant: 1880 Pine, L.P., a California limited partnership
Contact: Tim Dunn
Address: 1360 Mission Street #300
San Francisco, CA 94103
Phone: 415-355-7113 **Fax:** 415-355-7101
Email: tdunn@mercyhousing.org

General Partner(s) or Principal Owner(s): Mercy Housing Calwest
JSCO CA Corridor LLC
Japanese-American Religious Federation Housing, Inc.

General Partner Type: Joint Venture

Parent Company(ies): Mercy Housing California
The John Stewart Company
Japanese-American Religious Federation Housing, Inc.

Developer: Mercy Housing California

Investor/Consultant: California Housing Partnership Corporation

Management Agent: Mercy Housing Management Group

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 113
 No. & % of Tax Credit Units: 111 99.11%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-Based Contract (55 units - 49%)
 HUD (RAD) Project-Based Vouchers (57 units - 51%)
 HCD MHP Funding: No
 55-Year Use/Affordability: Yes
 Number of Units @ or below 50% of area median income: 111

Bond Information

Issuer: Mayor's Office of Housing and Community Development of the City and County of San Francisco
 Expected Date of Issuance: October 1, 2015
 Credit Enhancement: N/A

Information

Housing Type: Seniors
 Geographic Area: San Francisco County
 TCAC Project Analyst: Connie Harina

Unit Mix

97 SRO/Studio Units
 15 1-Bedroom Units
1 2-Bedroom Units
 113 Total Units

<u>Unit Type & Number</u>	<u>2015 Rents Targeted % of Area Median Income</u>	<u>2015 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
55 SRO/Studio	50%	41%	\$850
41 SRO/Studio	50%	41%	\$850
14 1 Bedroom	50%	44%	\$972
1 2 Bedrooms	50%	41%	\$1,093
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0
1 SRO/Studio	Market Rate Unit	Market Rate Unit	\$850

Project Cost Summary at Application

Land and Acquisition	\$18,161,823
Construction Costs	\$0
Rehabilitation Costs	\$9,081,415
Construction Contingency	\$1,306,487
Relocation	\$926,620
Architectural/Engineering	\$1,215,424
Construction Interest, Perm Financing	\$1,735,586
Legal Fees, Appraisals	\$212,250
Reserves	\$1,279,088
Other Costs	\$749,537
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$37,168,230

Project Financing

Estimated Total Project Cost:	\$37,168,230
Estimated Residential Project Cost:	\$37,168,230

Residential

Construction Cost Per Square Foot:	\$97
Per Unit Cost:	\$328,922

Construction Financing

Source	Amount
Bank of America	\$21,475,000
Seller Carryback Note*	\$12,743,417
Accrued/deferred Interest*	\$584,073
Costs Deferred Until Conversion	\$1,620,603
Tax Credit Equity	\$745,137

Permanent Financing

Source	Amount
Bank of America	\$838,000
Bank of America - Tranche B	\$7,703,000
Seller Carryback Note*	\$12,743,417
Accrued/deferred Interest*	\$584,073
General Partner Capital Contribution	\$500,000
Tax Credit Equity	\$14,799,740
TOTAL	\$37,168,230

*Seller carryback note and accrued deferred interest are held by San Francisco Housing Authority

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$15,493,266
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$17,208,479
Applicable Fraction:	99.11%
Qualified Basis (Rehabilitation):	\$19,961,413
Qualified Basis (Acquisition):	\$17,054,832
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$658,727
Maximum Annual Federal Credit, Acquisition:	\$562,809
Total Maximum Annual Federal Credit:	\$1,221,536
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.21157

Per Regulation Section 10322(i)(4)(A), The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$32,701,745
Actual Eligible Basis:	\$32,701,745
Unadjusted Threshold Basis Limit:	\$35,866,376
Total Adjusted Threshold Basis Limit:	\$74,960,726

Adjustments to Basis Limit:

- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 99%

Cost Analysis and Line Item Review

Staff analysis of project costs to determine reasonableness found all fees to be within TCAC’s underwriting guidelines and TCAC limitations. Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 3.30% of the qualified basis. Applicants are cautioned to consider the expected federal rate when negotiating with investors. TCAC's financial evaluation at project completion will determine the final allocation.

Special Issues/Other Significant Information:

The proposed rent does not include any utility allowance. The owner will pay for all utilities.

The applicant has requested and been granted a waiver to reduce the 10% mobility feature requirement under TCAC Regulation Section 10325(f)(7)(K) down to 5%.

The applicant has requested and been granted a waiver to substitute in vinyl flooring for the minimum construction standard of floor coverings TCAC Regulation Section 10325(f)(7)(G).

Local Reviewing Agency:

The Local Reviewing Agency, the City and County of San Francisco, Mayor's Office of Housing and Community Development, has completed a site review of this project and strongly supports this project.

Recommendation: Staff recommends that the Committee make a preliminary reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal Tax Credits/Annual	State Tax Credits/Total
\$1,221,536	\$0

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

Additional Conditions: None.